

Annual Meeting Board Minutes
Pine Cone Acres Homeowners Association, Inc.
August 24, 2014
Fire Station One
11445 Teachout Road Black Forest, CO 80908
(Teachout at Burgess, just east of Black Forest Road)

THIS BOARD MEETING WAS RECORDED FOR ACCURACY IN REPORTING MINUTES

Call to Order (26:15): President Stone called the meeting to order at 3:20 p.m.

Members of the Board Present:

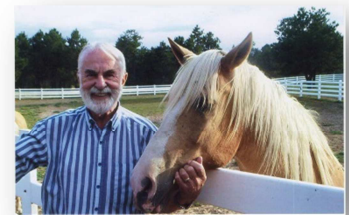
Roger Stone – President
Monika Eckmann –Secretary
Janet Lohmeyer
Kristie Hawkins

Members of the Board Absent:

Bill Tyndall – Vice President
Ray Sherrier – Treasurer

Homeowners present: John Lohmeyer, Dave and Tina Routhier, Maggie Mae Sharp, Jim Rosel, Lee Iverson, Jeff and Linda Sweeney, Dennis Johnson, P.C. and Sharon Burnett, Barbara and Tom Corsentino and Glenda Sena

Glenda Sena (26:30): Mrs. Sena gave the Board Members and homeowners present a briefing of Mr. Sena's symptoms which followed into his final moments with her and his family. She was very thankful for everyone who sent cards and who called upon hearing the news of Dave's passing. Dave was a long-time resident of Pine Cone Acres and will be missed by all. He was 82 years old. Dave - Rest in Peace.



Approval of August 24, 2014 Agenda (59:00): Mrs. Hawkins moved to accept the August 24, 2014 Agenda; unanimously passed.

Approval of July 21, 2014 Board Meeting Minutes (59:22): The July 21, 2014 Board Meeting Minutes; unanimously passed.

Treasurer's Report (1:00:54): Expenses from July 20, 2014 to August 20, 2014: The August 2014 bank statement reflected the homeowner's dues deposited into the checking account. Mrs. Hawkins moved to accept the Treasurer's Report as presented; unanimously passed. Mr. Sherrier will provide the Treasurer's Report at a Member's request.

NEW BUSINESS

Elections (1:02:30): This year's PCAHA Board Members election was held by a Secret Ballot procedure due to recent changes in Colorado law and our Election Policy.

There were 28 signed and sealed ballots returned of the 45 mailed to Homeowners via USPS; 4 ballots were withheld from being counted as the Homeowners these votes came from were not current on their HOA dues; and 1 empty envelope which left 23 ballots to be actually counted.

Our new Board Members are:

Ray Sherrier 2-year term – 21 votes
Maggie Mae Sharp 3-year term – 18 votes
Dennis Johnson 3-year term – 21 votes

A quorum of the Board Members present (Maggie Mae Sharp, Dennis Johnson, Monika Eckmann and Kristie Hawkins) have elected the following officers: Maggie Mae Sharp, President – Dennis Johnson, Vice President – Monika Eckmann, Secretary – Ray Sherrier, Treasurer – Bill Tyndall and Kristie Hawkins, Board Members at Large. Welcome new Board Members, Maggie Mae Sharp, Dennis Johnson, and re-elected Ray Sherrier.

Thank you Mr. Stone and Mrs. Lohmeyer for many years of dedication and outstanding service to PCAHA.

OLD BUSINESS

Welcome Packet (1:04:00): Mrs. Eckmann read the new Welcome Letter and presented a copy to the homeowners present. The Personal Release Information Form needs to be filled out by every homeowner which includes: lot number, home phone, cell phone, email address, and signature or opt out. Please contact Mrs. Eckmann for a copy if needed.

Dues Discussion (1:08:04): Special Assessments, budget share and raising the dues are financial alternatives which were discussed. Ideas suggested were - a vote to possibly raising dues to \$50-\$75 year. A questionnaire will be sent to the Members for ideas on dues possibilities for a membership vote.

HOA State Law Regulations for Smaller HOA's Discussion (1:33:00): Tabled

Greenhouse Proposal in Black Forest (56:42) and (1:29:30): A letter to Commissioner Darryl Glenn protesting the minibelly greenhouse approved in Black Forest will be sent. The owner of the 60,000 sq.ft. greenhouse says they will market local grocery chains, including Whole Foods, which makes the greenhouse a commercial operation.

Schedule:

Monday, September 22, 2014
Monday, October 20, 2014
Monday, November 24, 2014
Monday, December 29, 2014

All meetings are held at the Black Forest Fire Station, 11445 Teachout Road, and begin promptly at 6:30 p.m. All Homeowners are welcome and encouraged to attend.

Meeting adjourned at 4:00 p.m.

Lt. MacDonald Spoke on Basic Firewise and Firewise Community (1:37:00): From 4:00 – 5:00 p.m. Lt. MacDonald gave a presentation on Basic Firewise and Firewise Community. Well-presented and very informative; we as a community should get involved. Lt. MacDonald gave Mrs. Eckmann information for distribution to homeowners if they are interested. The program provides two signs when the program is completed and a Firewise Committee must be ongoing to receive grants. PCAHA is looking to form a Firewise Committee so we can get started in becoming a Firewise Community. Please get involved!

Minutes Submitted by,

Monika Eckmann
PCAHA Board Secretary

Roger Stone
PCAHA Board President

Amendment to By-laws
(August 25, 2013 Annual Membership Board Minutes)
Pine Cone Acres Homeowners Association, Inc.

Please attach this Amendment to your current By-laws. Thank you.

From:

Article VII – Assessments

The Board of Directors will assess dues annually to each Owner of a lot or tract. The annual dues can be established, increased or decreased from the current amount by the consent of a simple majority of the Members who are voting in person or by written proxy at the annual meeting or at a special meeting of the Members called for the purpose of considering changing the annual dues assessment. Dues are assessed on a calendar year basis (January 1 to December 31) and are due by February 1 of the calendar year.

To:

Article VII – Assessments

The Board of Directors will assess dues annually to each Owner of a lot or tract. The annual dues can be established, increased or decreased from the current amount by the consent of a simple majority of the Members who are voting in person or by written proxy at the annual meeting or at a special meeting of the Members called for the purpose of considering changing the annual dues assessment. Dues will be assessed on a fiscal year basis (August 1 through July 31) and will be considered past due after September 15.